

# **TOWN OF EAST WINDSOR ECONOMIC DEVELOPMENT COMMISSION**

**11 RYE STREET, P.O. Box 389**

**BROAD BROOK, CT 06016**

Website: <http://www.eastwindsorct.com>

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## ***Regular Meeting Minutes***

***October 17, 2011***

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### **I. ESTABLISHMENT OF QUORUM**

*Members Present:* Eric Moffett, Richard Covill, James Richards, Josh Kapelner and Ryan Nilsson.

*Also in Attendance:* Laurie Whitten, Town Planner

Chairman Eric Moffett called the meeting to order at 7:05 p.m. at the Planning & Zoning Office, 11 Rye Street, Broad Brook, CT.

### **II. PUBLIC PARTICIPATION:**

There was no public participation

### **III. APPROVAL OF MINUTES:**

Mr. Kapelner noted one correction: On page 3, under "Business Infrastructure", after the first motion, it should read: "Mr. Kapelner recommended that it remain within the commission."

**MOTION:** To approve the minutes of September 19, 2011, as amended.

Kapelner / Covill

**In Favor:** Kapelner; Covill; Richards; Moffett

**Abstain:** Nilsson

### **IV. GENERAL DISCUSSION:**

#### **Route 140 Discussion**

Mr. Moffett noted that he, Mr. Richards and Mr. Covill had attended the previous Planning and Zoning meeting. He said he felt that the PZC is in focus with them. Ms. Whitten indicated that on October 25<sup>th</sup> at 6:30 at the Planning and Zoning Commission meeting, Heidi Samokar of Planimetrics, our consultant, will be here for a quick discussion on where we go from here.

She noted that at that meeting Walter Bass' application will be heard. He wants to put in 20 condo units in 2 buildings with 10 units in each building. She said he will not be hooking up to the Route 140 sewers. Ms. Whitten said we need a full range of home ownership in the town. Mr. Kapelner said he would prefer to see townhouse type of condos. Ms. Whitten noted that he will be putting in 3 affordable units. Mr. Covill asked how long he has to build. Ms. Whitten said he has to start in one year and complete within six years. Ms. Kapelner said he was concerned about the amount of taxes they will pay. He said this will not provide the economic level that he would like to see in East Windsor. He was also concerned that the units will have a common entry. Mr. Richards suggested that he go to the Planning and Zoning Commission meeting.

Ms. Whitten told the EDC members that less money was spent on the sewers than was originally anticipated. She said they will be going to the Board of Selectmen to see if they can extend the sewers to Wells Road.

**MOTION:** That we recommend and support the extension of sewer development onto Wells Road. Richards / Covill / Unanimous

### **Beautification of East Windsor**

Ms. Whitten distributed copies of a concept for a possible logo for the program prepared by Judith Rajala. Ms. Whitten suggested that if they want to do this beautification program, they could have a kick-off at the January function and give awards to any businesses that support this. They can say to businesses that this time next year we will be giving awards to businesses that participate. Mr. Richards suggested that they submit before and after photos of their businesses and we will select the most beautified in East Windsor while we give awards to all that participate.

Mr. Kapelner said we also have to come up with a program for the January function. Ms. Whitten suggested that MetroHartford Alliance be there.

**MOTION:** That we have the kick-off of a beautification program at the January special meeting where we will have another program going on as well. Richards / Kapelner  
(No vote was taken)

The EDC members discussed where to have the event. Suggested places were LaNotte and Jimmy Chen's. Ms. Whitten suggested Merlot on the Water. She noted that we have \$4,000 in the budget. Mr. Covill suggested that they brainstorm and come up with ideas to discuss at the next meeting. (This was discussed further later in the meeting)

### **Commercial Real Estate Listings / Web Site:**

Ms. Whitten showed the EDC members something that Dave Rajala came up with. She indicated that Mr. Rajala said we will have to do it on an Excel spreadsheet and transfer it. The board members discussed how this will be implemented and talked about the form that the realtors will be filling out. Mr. Moffett said we need to have Mr. Rajala say when he is ready.

### **Sign Regulations:**

Mr. Moffett said he thinks the Planning and Zoning Commission is agreeable to working with the EDC and the businesses. He said he thinks they are willing to work with us as long as it makes business sense.

Ms. Whitten explained that for the new temporary business sign regulation, we will be calling it a sign registration rather than a sign permit and we will be charging \$50 for this. There will be no state fee. Mr. Richards said the key is to get the violators down.

### **Economic Development Issues:**

Ms. Whitten said that tomorrow KROS is going to the STC for approval of the property at 44-54 South Main Street, and we should know soon after that what will be going there.

Ms. Whitten said that according to Rand Stanley, Specialty Printing is looking to move out of their present location and looking at possibly going to 21 Thompson Road. Ms. Whitten indicated that Mr. Stanley will set up a meeting with the fire marshal, police, etc., to find out what can be done. She said here's an opportunity for EDC to get involved.

### **January Meeting / Function**

The board members discussed the program for the January event. Mr. Moffett said they should have a "meet and greet" particularly since there will be new town officials. In addition to the meet and greet, it was agreed that the program would include announcing the beautification program, have an update on the sewers, have MetroHartford Alliance talk as well as our town officials and possibly our State representatives Chris Davis and Gary LeBeau. Mr. Richards suggested that they have vendor tables for various town departments. He said that the

Chamber would help promote the event. It was agreed that Mr. Moffett and Mr. Covill would look into the possible places to have the event. Ms. Whitten noted that they can send out “save the date” notices now.

**IV. ADJOURNMENT:**

**MOTION:** To adjourn the meeting. Richards / Covill / Unanimous

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Marlene Bauer, Recording Secretary